

PLEASE NOTE:

The following Conservation Easement Deed is provided by the multi-agency Project Delivery Team as a standardized template document for Mitigation and Conservation Banks in California. Any modifications to this template shall be identified using tracked changes or other electronic comparison and explained in a memorandum.
(Template Version Date: March 2010)

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**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

{Fill in Grantee Name/Address}

Grantee Name

Grantee Address

City, State ZIP

Attn:

Southwest Resource Management Association

4500 Glenwood Dr.

Riverside, CA 92501

Attn: Shelli Lamb

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Space Above Line for Recorder's Use Only

CONSERVATION EASEMENT DEED

{Insert Petersen Ranch Mitigation Bank Name} Phase 1

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THIS CONSERVATION EASEMENT DEED ("Conservation Easement") is made as of the ____ day of _____, 20____, by *{insert full legal name(s) of Grantor: _____}* ("Grantor"), in favor of *{insert Grantee's full legal name: _____}* ["Grantee"], *{if CDFG is Grantee insert: the State of California}* LV: BP Investors Ranch, LLC, in favor of Southwest Resource Management Association ("SRMA") ("Grantee"), with reference to the following facts:

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RECITALS

A. Grantor is the sole owner in fee simple of certain real property containing approximately _____ 1,844.6 acres, and located in unincorporated Leona Valley in the City of *{insert City name}*, County of *{insert County name}*, Los Angeles, State of California, and designated Assessor's Parcel Number(s) *{insert Assessor's Parcel Number(s)}* (the "Bank Property"). The Bank Property is legally described and depicted in Exhibit A attached to this Conservation Easement and incorporated in it by this reference.);

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Commented [A1]: Does this acreage exclude the 320-acre SCE mitigation? Same question for the ANPs listed in the next section.

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The Bank 3215-012-033, 034; 3224-001-016 to 31; 3224-035-001 to 028; 3225-023-004 to 006, 011, 032, 033, 054, 061; 3225-024-001, 008 to 010, 013, 016, 020 to 022, 024, 035; 3225-025-001, 006, 012

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(the "Property"). The Property is legally described and depicted in Exhibits "A" and "B" attached to this Conservation Easement and incorporated in it by this reference.

B. The Property possesses wildlife and habitat values of great importance to Grantee, the people of the State of California and the people of the United States. The Bank Property will provide high quality natural, restored and/or enhanced habitat for ~~[specify listed and sensitive plant and/or animal]~~ Swainson's hawk, a state threatened species and contain ~~[list habitats; native and/or non-native]~~. ~~[include the following phrase only if there are jurisdictional wetlands: as well as special-status species; including tricolor blackbird, burrowing owl, and coast horned lizard]~~ and restored, created established, re-established, rehabilitated, enhanced and/or preserved jurisdictional waters of the United States. Individually and collectively, these wildlife and habitat values comprise the "Conservation Values" of the Bank Property.

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C. The California Department of Fish and Game ("CDFG Wildlife" ("CDFW") has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants and the habitat necessary for biologically sustainable populations of these species pursuant to California Fish and Game Code Section 1802. CDFG is authorized to hold easements for these purposes pursuant to California Civil Code Section 815.3, Fish and Game Code Section 1348, and other provisions of California law.

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D. The United States Fish and Wildlife Service (the "USFWS"), an agency within the United States Department of the Interior, has jurisdiction over the conservation, protection, restoration and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of these species within the United States pursuant to the federal Endangered Species Act, 16 U.S.C. Section 1531, *et seq.*, the Fish and Wildlife Coordination Act, 16 U.S.C. Sections 661-666, the Fish and Wildlife Act of 1956, 16 U.S.C. Section 742(f), *et seq.*, and other provisions of federal law.

E.D. ~~[Remove/modify this recital as appropriate when USEPA or USACE is not a signatory to the BEI or CBEI]~~ The U.S. Environmental Protection Agency ("USEPA") and U.S. Army Corps of Engineers ("USACE") have jurisdiction over waters of the United States pursuant to the federal Clean Water Act, 33 U.S.C. Section 1251, *et seq.*

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E. ~~[Use this version of Recital F when qualified nonprofit organization is Grantee]~~ The Regional Water Quality Control Boards ("RWQCB") have jurisdiction over waters of the state of California pursuant to the Porter-Cologne Water Quality Control Act, Water Code Section 13000 *et seq.* Waters of the state include any surface water or groundwater, including saline waters, within the boundaries of the state.

F. Grantee is authorized to hold this conservation easement pursuant to California Civil Code Section 815.3 and Government Code Section 65965. Specifically, Grantee is (i) a tax-exempt nonprofit organization qualified under ~~section~~ Section 501(c) (3) of the Internal Revenue Code of 1986, as amended, and qualified to do business in California; (ii) a "qualified organization" as defined in ~~section~~ Section 170(h) (3) of the Internal Revenue Code; and (iii) an organization which has as its primary and principal purpose and activity the protection and preservation of natural lands or resources in ~~its~~ their natural, scenic, agricultural, forested, or open space condition or use.

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[Use this version of Recital F when governmental entity is Grantee]. Grantee is authorized to hold this conservation easement pursuant to California Civil Code Section 815.3. Specifically, Grantee is a governmental entity identified in Civil Code Section 815.3 (b) and otherwise authorized to acquire and hold title to real property.

G. [Modify this recital as appropriate when CDFG, USEFWS, USEPA or USACE is not a signatory to the BEI or CBEL]. This Conservation Easement is granted pursuant to the [insert the appropriate term: Mitigation Bank Enabling Instrument (the "BEI") or Conservation Bank Enabling Instrument (the "CBEL")], "BEI", by and between [insert Bank Sponsor name(s)], [insert Bank Property Owner name(s)], and [insert Region name] CDFG, CDFG Land Veritas, Corp., LV-BP Investors Ranch, LLC, CDFW South Coast Region Regions Four and Five (Tracking No. [insert number], the [insert Field Office name] of the USEFWS, USEFWS File No. [insert number], the [insert 1798-2013-04-R5], the Los Angeles District name] District of USACE, (USACE, USACE File No. [insert number], and SPL-2012-00669), U.S. Environmental Protection Agency Region IX of the USEPA, entered into concurrently with this Conservation Easement ("EPA") and the Lahontan Regional Water Quality Control Board ("RWQCB"), and the Bank Development Plan (the "Development Plan"), and the Interim Management Plan and Long-Term Management Plan (as applicable, the "Management Plan") created under the [insert: BEI or CBEL]. [Remove reference to any agency that is not a party to the BEI or CBEL] CDFG, USEFWS, CDFW, USACE, and USEPA, and, as applicable, the RWQCB are together referred to in this Conservation Easement as the "Signatory Agencies".

A final, approved copy of the [insert: BEI or CBEL], the Development Plan, the Interim Management Plan, and the Long-term Management Plan, and any amendments thereto approved by the Signatory Agencies, shall be kept on file at the respective offices of the Signatory Agencies. If Grantor, or any successor or assign, requires an official copy of the [insert: BEI or CBEL], the Development Plan or the Interim Management Plan, and Long-term Management Plan, it should request a copy from one of the Signatory Agencies at its address for notices listed in Section 12 of this Conservation Easement.

The [insert: BEI or CBEL], the Development Plan and the Interim Management Plan are, and Long-term Management Plan shall be incorporated by this reference into this Conservation Easement as if fully set forth herein.

H. All section numbers referred to in this Conservation Easement are references to sections within this Conservation Easement, unless otherwise indicated.

COVENANTS, TERMS, CONDITIONS AND RESTRICTIONS

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the laws of the United States and the State of California, including California Civil Code Section 815, *et seq.*, Grantor hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity over the Bank Property.

1. Purposes.

The purposes of this Conservation Easement are to ensure that the Bank Property will be retained forever in its natural, restored, or enhanced condition as contemplated by the [insert: BEI or CBEL], the Development Plan, and the Interim Management Plan, and

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~~Long-term~~ Management Plan, and to prevent any use of the ~~Bank~~ Property that will impair or interfere with the Conservation Values of the ~~Bank~~ Property. Grantor intends that this Conservation Easement will confine the use of the ~~Bank~~ Property to activities that are consistent with such purposes, including, without limitation, those involving the preservation, restoration and/or enhancement of native species and their habitats implemented in accordance with the ~~[insert BEI or CBEI]~~, the Development Plan, the Interim Management Plan, and the ~~Long-term~~ Management Plan.

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2. Grantee's Rights.

To accomplish the purposes of this Conservation Easement, Grantor hereby grants and conveys the following rights to Grantee:

(a) To preserve and protect the Conservation Values of the ~~Bank~~ Property.

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(b) To enter the ~~Bank~~ Property at reasonable times, in order to monitor compliance with and otherwise enforce the terms of this Conservation Easement, and as applicable, the ~~[insert BEI or CBEI]~~, the Development Plan and the ~~Interim Management Plan and Long-term Management Plan~~ and to implement at Grantee's sole discretion Development Plan and, Interim Management Plan, and Long-term Management Plan activities that have not been implemented, provided that Grantee shall not unreasonably interfere with Grantor's authorized use and quiet enjoyment of the ~~Bank~~ Property.

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(c) To prevent any activity on or use of the ~~Bank~~ Property that is inconsistent with the purposes of this Conservation Easement and to require the restoration of such areas or features of the ~~Bank~~ Property that may be damaged by any act, failure to act, or any use or activity that is inconsistent with the purposes of this Conservation Easement.

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(d) To require that all mineral, air and water rights as Grantee ~~deems~~ the ~~Signatory Agencies deem~~ necessary to preserve and protect the biological resources and Conservation Values of the ~~Bank~~ Property shall remain a part of and be put to beneficial use upon the ~~Bank~~ Property except as reserved herein by Grantor, consistent with the purposes of this Conservation Easement.

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(e) All present and future development rights appurtenant to, allocated, implied, reserved or inherent in the ~~Bank~~ Property covered by this Conservation Easement; such rights are hereby terminated and extinguished, and may not be used on or transferred to any portion of the ~~Bank~~ Property, nor any other property adjacent or otherwise.

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3. Prohibited Uses.

Any activity on or use of the ~~Bank~~ Property that is inconsistent with the purposes of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following uses and activities by Grantor, Grantor's agents, and third parties are expressly prohibited:

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(a) Unseasonable watering; use of fertilizers, pesticides, biocides, herbicides or other agricultural chemicals; weed abatement activities; incompatible fire protection activities, ~~unless required by law or by applicable fire control agencies~~; and any and all other activities and uses which may impair or interfere with the purposes of this Conservation Easement ~~[include~~

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the following language only if the Development Plan or Management Plan, including any adaptive management measures, specifies such an exception; except for *[insert specific exception(s)]* as specifically provided in the *[specify: Development Plan or Management Plan]*.

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(b) Use of off-road vehicles and use of any other motorized vehicles except on existing trails, paths and roadways *[include the following language only if the Development Plan or Management Plan, including any adaptive management measures, specifies such an exception;]* except for *[insert specific exception(s)]* as specifically provided in the *[specify: Development Plan or Management Plan]*.

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(c) Agricultural activity of any kind *[include the following language only if the Development Plan or Management Plan, including any adaptive management measures, specifies such an exception;]* except grazing for vegetation management as specifically provided in the *[specify: Development Plan or, Interim Management Plan]*, and Long-term Management Plan.

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(d) Recreational activities, including, but not limited to, horseback riding, biking, hunting or fishing except as reserved herein, or for personal, non-commercial, recreational activities of the Grantor, ~~so long except to the extent~~ as such activities are consistent with the purposes of this Conservation Easement and specifically provided for in the Development Plan, Interim Management Plan, and Long-term Management Plan.

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(e) Commercial, industrial, residential, or institutional uses.

(f) Any legal or de facto division, subdivision or partitioning of the Bank Property.

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(g) Construction, reconstruction, erecting or placement of any building, billboard or sign, or any other structure or improvement of any kind *[include the following language only if the Development Plan or Management Plan specifies such an exception;]* except for *[insert specific exception(s)]* as specifically provided in the *[specify: Development Plan or, Interim Management Plan, and Long-term Management Plan]*.

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(h) Depositing or accumulation of soil, trash, ashes, refuse, waste, bio-solids or any other materials.

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(i) Planting, introduction or dispersal of non-native or exotic plant or animal species.

(j) Filling, dumping, excavating, draining, dredging, mining, drilling, removing or exploring for or extracting minerals, loam, soil, sand, gravel, rock or other material on or below the surface of the Bank Property, or granting or authorizing surface entry for any of these purposes.

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(k) Altering the surface or general topography of the Bank Property, including but not limited to any alterations to habitat, building roads or trails, paving or otherwise covering the Bank Property with concrete, asphalt or any other impervious material except for those habitat management activities specified in the Development Plan or, Interim Management Plan,

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or Long-term Management Plan.

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(l) Removing, destroying, or cutting of trees, shrubs or other vegetation, except as required by law or applicable fire-control agencies for (i) fire breaks, (ii) maintenance of existing foot trails or roads, paths and roadways, or (iii) prevention or treatment of disease *[include the following language only if the Development Plan or Management Plan specifies such an exception:]*; and except for *[insert specific exception(s)]* mowing or manual removal of non-native and invasive species as specifically provided in the *[specify: Development Plan or Interim Management Plan, and Long-term Management Plan]*.

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(m) Manipulating, impounding or altering any natural water course, body of water or water circulation on the Bank Property ~~Property outside of historical, documented, practices (i.e. existing ponds and impoundments) except as reserved below, and any activities or uses detrimental to water quality, including but not limited to degradation or pollution of any surface or sub-surface waters~~ *[include the following language only if the Development Plan or Management Plan specifies such an exception:]*; except for *[insert specific exception(s)]* construction activities to achieve established, re-established, and/or rehabilitated jurisdictional waters of the United States and waters of the State of California as specifically provided in the *[specify: Development Plan or Management Plan]*.

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(n) Without the prior written consent of Grantee and the IRT, which Grantee or IRT may reasonably withhold on the basis that the purposes of this Conservation Easement would be harmed, transferring, encumbering, selling, leasing, or otherwise separating the mineral, air or water rights for the Bank Property; changing the place or purpose of use of the water rights; *(except as noted herein)*; abandoning or allowing the abandonment of, by action or inaction, any water or water rights, ditch or ditch rights, spring rights, reservoir or storage rights, wells, ground water rights, or other rights in and to the use of water historically used on or otherwise appurtenant to the Bank Property, including but not limited to: (i) riparian water rights; (ii) appropriative water rights; (iii) rights to waters which are secured under contract with any irrigation or water district ~~purveyor~~, to the extent such waters are customarily applied to the Bank Property; and (iv) any water from wells that are in existence or may be constructed in the future on the Bank Property.

(o) Engaging in any use or activity that may violate, or may fail to comply with, relevant federal, state, or local laws, regulations, or policies applicable to Grantor, the Bank Property, or the use or activity in question.

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4. Grantee's Duties.

(a) To ensure that the purposes of this Conservation Easement as described in Section 1 are being accomplished, Grantee and its successors and assigns shall:

(1) Perform, at a minimum on an annual basis, compliance monitoring inspections of the Bank Property; and

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(2) Prepare reports on the results of the compliance monitoring inspections, and provide these reports to the Signatory Agencies on an annual basis.

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(b) In the event that the Grantee's interest in this easement is held by, reverts to, or is transferred to the State of California, Section 4(a) shall not apply.

5. Grantor's Duties.

Grantor shall undertake all reasonable actions to prevent the unlawful entry and trespass by persons whose activities may degrade or harm the Conservation Values of the Bank Property or that are otherwise inconsistent with this Conservation Easement. In addition, Grantor shall undertake all necessary actions to perfect and defend Grantee's rights under Section 2 of this Conservation Easement, and to observe and carry out the obligations of Grantor under the ~~(insert BEI or CDEI)~~, the Development Plan, the Interim Management Plan, and the Long-term Management Plan.

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6. Reserved Rights.

Notwithstanding any contrary provision in this Conservation Easement, Grantor reserves to itself, and to its personal representatives, heirs, successors, and assigns, all rights accruing from Grantor's ownership of the Bank Property, including the right to engage in or permit or invite others to engage in all uses of the Bank Property that are not expressly prohibited or limited by, and are consistent with the purposes of, this Conservation Easement.

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Without limiting the preceding broad reservation of ownership rights, Grantor hereby reserves to itself, and to its personal representatives, heirs, successors, and assigns the following uses (collectively, the "Reserved Uses"):

(a) While the primary purpose of the Property is to provide habitat for Swainson's Hawk, hunting shall be allowed on the Property in accordance with the following restrictions: (i) hunting activities shall not adversely affect the Conservation Values; (ii) no hunting activities shall take place from March 1 through July 15 of any year, and this closure period may be extended in writing by either Grantee, in consultation with CDFW, or CDFW to accommodate early or late Swainson's Hawk presence in any given year; (iii) no hunting activities shall take place in the cattle exclusion zone along the rift valley; (iv) hunting activities are restricted to the Grantor, its employees, and their families and guests; (v) recreational or target shooting not directly associated with the lawful take of game is strictly prohibited, and (vi) commercial hunting shall be allowed on an annual basis with the prior, written approval of CDFW and subject to any terms and conditions set forth in that written approval.

~~Grantor may continue to host guided hunts of all game found on the Property. Grantor represents and warrants that its hunting activities will not adversely impact the Conservation Values of the Property, and Grantor covenants and agrees not to undertake any action or omit to take any action with respect to its hunting activities that may have a material, adverse impact on the Conservation Values of the Property.~~

(b) Grantor may continue to engage in non-motorized recreational activities on the Property in the same manner as Grantor currently utilizes the Property. These uses include, by way of example and not limitation, hiking, horseback riding, and hunting (subject to the restrictions described above), and operating motorized vehicles on existing trails, paths and roadways. No motorized recreational activities (e.g., recreational off-highway vehicle activities) are permitted on the Property.

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(c) The infrastructure currently existing on the Property includes storage tanks, ponds and a pipeline (largely located within existing roadways) for water extraction, storage and delivery; livestock structures; agricultural equipment; and safety equipment (fire and general). Infrastructure that currently exists on the Property may continue to be used, replaced and maintained by Grantor. Grantor may collocate a second pipeline for water recharge with the existing pipeline but Grantor may not expand the use of such infrastructure (including existing ponds) or change the nature of such infrastructure if such expansion or change would have a material, adverse impact on the Conservation Values without prior written approval from CDFW.

(d) Grantor may continue to use the Property for outdoor education events, educational tours, and school-related events.

7. Grantee's Remedies.

If Grantee determines that a violation of this Conservation Easement has occurred or is threatened, Grantee shall give written notice to Grantor of such violation and demand in writing the cure of such violation ("Notice of Violation"). At the time of giving any such notice, Grantee shall give a copy of the notice to IRT. If Grantor fails to cure the violation within thirty (30) days after receipt of a Notice of Violation, or if the cure reasonably requires more than thirty (30) days to complete and Grantor fails to begin the cure within the thirty (30)-day period or fails to continue diligently to complete the cure, Grantee may bring an action at law or in equity in a court of competent jurisdiction for any or all of the following: to recover any damages to which Grantee may be entitled for violation of the terms of this Conservation Easement or for any injury to the Conservation Values of the Bank Property; to enjoin the violation, *ex parte* as necessary, by temporary or permanent injunction without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies; to pursue any other legal or equitable relief, including but not limited to, the restoration of the Bank Property to the condition in which it existed prior to any violation or injury; or to otherwise enforce this Conservation Easement. Without limiting the liability of Grantor, Grantee may apply any damages recovered to the cost of undertaking any corrective action on the Bank Property.

If Grantee, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate injury to the Conservation Values of the Bank Property, Grantee may pursue its remedies under this Conservation Easement without prior notice to Grantor or without waiting for the period provided for cure to expire. Grantee's rights under this section apply equally to actual or threatened violations of this Conservation Easement.

Grantor agrees that Grantee's remedies at law for any violation of this Conservation Easement are inadequate and that Grantee shall be entitled to the injunctive relief described in this section, both prohibitive and mandatory, in addition to such other relief to which Grantee may be entitled, including specific performance of this Conservation Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. Grantee's remedies described in this section shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity, including but not limited to the remedies set forth in California Civil Code Section 815, *et seq.* The failure of Grantee to discover a violation or to take immediate legal action shall not bar Grantee from taking such action at a later time.

(a) Costs of Enforcement.

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All costs incurred by Grantee, where Grantee is the prevailing party, in enforcing the terms of this Conservation Easement against Grantor, including, but not limited to, costs of suit and attorneys' and experts' fees, and any costs of restoration necessitated by negligence or breach of this Conservation Easement, shall be borne by Grantor.

(b) Grantee's Discretion.

Enforcement of the terms of this Conservation Easement by Grantee shall be at the discretion of Grantee, and any forbearance by Grantee to exercise its rights under this Conservation Easement in the event of any breach of any term of this Conservation Easement shall not be deemed or construed to be a waiver of such term or of any subsequent breach of the same or any other term of this Conservation Easement or of any rights of Grantee under this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy shall impair such right or remedy or be construed as a waiver.

(c) Acts Beyond Grantor's Control.

Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the ~~Bank~~ Property resulting from (i) any natural cause beyond Grantor's control, including, without limitation, fire not caused by Grantor, flood, storm, and earth movement, or any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the ~~Bank~~ Property resulting from such causes; or (ii) acts by Grantee or its employees.

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(d) Enforcement; Standing.

All rights and remedies conveyed to Grantee under this Conservation Easement shall extend to and are enforceable by ~~[insert if State of California is Grantee: CDFG and]~~ the Third-Party Beneficiaries (as defined in Section 14(m)). These enforcement rights are in addition to, and do not limit, the rights of enforcement under the ~~[insert: BEI or CBEI]~~, the Development Plan ~~or~~ the Interim Management Plan, and Long-term Management Plan. If at any time in the future Grantor uses, allows the use, or threatens to use or allow use of, the ~~Bank~~ Property for any purpose that is inconsistent with or in violation of this Conservation Easement then, despite the provisions of California Civil Code Section 815.7, the California Attorney General and the Third-Party Beneficiaries each has standing as an interested party in any proceeding affecting this Conservation Easement.

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(e) Notice of Conflict.

If Grantor receives a Notice of Violation from Grantee or a Third-Party Beneficiary with which it is impossible for Grantor to comply consistent with any prior uncured Notice(s) of Violation, Grantor shall give written notice of the conflict (hereinafter "Notice of Conflict") to the Grantee and Third-Party Beneficiaries. In order to be a valid, a Notice of Conflict shall be given within fifteen (15) days of the date Grantor receives a conflicting Notice of Violation, shall include copies of the conflicting Notices of Violation, and shall describe the conflict with specificity, including how the conflict makes compliance with the uncured Notice(s) of Violation impossible. Upon issuing a valid Notice of Conflict, Grantor shall not be required to comply with the conflicting Notices of Violation until such time as the entity or entities issuing said conflicting Notices of Violation issue(s) revised Notice(s) of Violation that resolve the conflict. Upon receipt of a revised Notice of Violation, Grantor shall comply with such notice within the time period(s) described in the first grammatical paragraph of this Section 7. The failure of Grantor to issue a valid Notice of Conflict within fifteen (15) days of receipt of a conflicting Notice of Violation shall constitute a waiver of Grantor's ability to claim a conflict.

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(f) ~~[Add if nonprofit organization is Grantee]~~ Reversion.

If the Signatory Agencies determine that Grantee is not holding, or monitoring or managing this Conservation Easement for conservation purposes in the manner specified in this Conservation Easement or in the ~~[insert: BEI or CBED]~~, the Development Plan or the Management Plan, then, pursuant to California Government Code Section 65965(c), this Conservation Easement shall revert to the State of California, or to another public agency or nonprofit organization qualified pursuant to Civil Code Section 815.3 and Government Code Section 65965 (and any successor or other provision(s) then applicable) and approved by the Signatory Agencies.

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8. Access.

This Conservation Easement does not convey a general right of access to the public.

9. Costs and Liabilities.

Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the ~~Bank~~ Property. Grantor agrees that neither Grantee nor Third-Party Beneficiaries shall have any duty or responsibility for the operation, upkeep or maintenance of the ~~Bank~~ Property, the monitoring of hazardous conditions on it, or the protection of Grantor, the public or any third parties from risks relating to conditions on the ~~Bank~~ Property. Grantor remains solely responsible for obtaining any applicable governmental permits and approvals required for any activity or use permitted by this Conservation Easement ~~[insert if CDFG or another government entity is Grantee: including permits and approvals required from Grantee acting in its regulatory capacity]~~, and any activity or use shall be undertaken in accordance with all applicable federal, state, local and administrative agency laws, statutes, ordinances, rules, regulations, orders and requirements.

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(a) Taxes; No Liens.

Grantor shall pay before delinquency all taxes, assessments (general and special), fees, and charges of whatever description levied on or assessed against the ~~Bank~~ Property by competent authority (collectively "Taxes"), including any Taxes imposed upon, or incurred as a result of, this Conservation Easement, and shall furnish Grantee with satisfactory evidence of payment upon request. Grantor shall keep the ~~Bank~~ Property free from any liens (other than a security interest that is expressly subordinated to this Conservation Easement, as provided in Section 14(k)), including those arising out of any obligations incurred by Grantor for any labor or materials furnished or alleged to have been furnished to or for Grantor at or for use on the ~~Bank~~ Property.

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(b) Hold Harmless.

(1) Grantor shall hold harmless, protect and indemnify Grantee and its directors, officers, employees, agents, contractors, and representatives and the heirs, personal representatives, successors and assigns of each of them (each a "Grantee Indemnified Party" and collectively, "Grantee's Indemnified Parties") from and against any and all liabilities, penalties, costs, losses, damages, expenses (including, without limitation reasonable attorneys' fees and experts' fees), causes of action, claims, demands, orders, liens or judgments (each a "Claim" and, collectively, "Claims"), arising from or in any way connected with: (i) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the ~~Bank~~ Property, regardless of cause, except that this indemnification shall be inapplicable to any Claim

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due solely to the negligence of Grantee or any of its employees; (ii) the obligations specified in Sections 5, 9 and 9(a); and (iii) the existence or administration of this Conservation Easement. If any action or proceeding is brought against any of the Grantee's Indemnified Parties by reason of any such Claim, Grantor shall, at the election of and upon written notice from Grantee, defend such action or proceeding by counsel reasonably acceptable to the Grantee's Indemnified Party ~~[insert if CDFG is grantee: or reimburse Grantee for all charges incurred for services of the California Attorney General in defending the action or proceeding].~~

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(2) Grantor shall hold harmless, protect and indemnify Third-Party Beneficiaries and their respective directors, officers, employees, agents, contractors, and representatives and the heirs, personal representatives, successors and assigns of each of them (each a "Third-Party Beneficiary Indemnified Party" and collectively, "Third-Party Beneficiary Indemnified Parties") from and against any and all Claims arising from or in any way connected with: (i) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the ~~Bank Property~~, regardless of cause and (ii) the existence or administration of this Conservation Easement. ~~Provided, however, that the indemnification in this Section 9 (b) (2) shall be inapplicable to a Third-Party Beneficiary Indemnified Party with respect to any Claim due solely to the negligence of that Third-Party Beneficiary Indemnified Party or any of its employees. If any action or proceeding is brought against any of the Third-Party Beneficiary Indemnified Parties by reason of any Claim to which the indemnification in this Section 9 (b) (2) applies, then at the election of and upon written notice from the Third-Party Beneficiary Indemnified Party, Grantor shall defend such action or proceeding by counsel reasonably acceptable to the applicable Third-Party Beneficiary Indemnified Party or reimburse the Third-Party Beneficiary Indemnified Party for all charges incurred for services of the California Attorney General or the U.S. Department of Justice in defending the action or proceeding.~~

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(c) Extinguishment.

If circumstances arise in the future that render the preservation of Conservation Values, ~~[include this phrase only if there are jurisdictional wetlands: including wetland functions and values.]~~ or other purposes of this Conservation Easement impossible to accomplish, this Conservation Easement can only be terminated or extinguished, in whole or in part, by judicial proceedings in a court of competent jurisdiction.

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(d) Condemnation.

~~[Use the appropriate paragraph:]~~

~~[If CDFG or other state agency is Grantee:] Condemnation. This~~

~~Conservation Easement is a "wildlife conservation easement" acquired by a State agency, the condemnation of which is prohibited except as provided in California Fish and Game Code Section 1348.3.~~

~~[All other Grantees:] Condemnation. The purposes of this Conservation~~

~~Easement are presumed to be the best and most necessary public use as defined at California Code of Civil Procedure Section 1240.680 notwithstanding Code of Civil Procedure Sections 1240.690 and 1240.700. If this Conservation Easement is condemned, the net proceeds from the condemnation shall be used in compliance with Government Code section 65966(i).~~

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10. Transfer of Conservation Easement or Bank Property.

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(a) Conservation Easement.

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This Conservation Easement may be assigned or transferred by Grantee upon written approval of the Signatory Agencies, which approval shall not be unreasonably withheld or delayed, but Grantee shall give Grantor and the Signatory Agencies at least sixty (60) days prior written notice of the proposed assignment or transfer. Grantee may assign or transfer its rights under this Conservation Easement only to an entity or organization: (i) authorized to acquire and hold conservation easements pursuant to California Civil Code Section 815.3 and Government Code Section 65965 (and any successor or other provision(s) then applicable), or the laws of the United States; and (ii) otherwise reasonably acceptable to the Signatory Agencies. Grantee shall require the assignee to record the assignment in the county where the Bank Property is located. The failure of Grantee to perform any act provided in this section shall not impair the validity of this Conservation Easement or limit its enforcement in any way. Any transfer under this section is subject to the requirements of Section 11.

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(b) Bank Property.

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Grantor agrees to incorporate the terms of this Conservation Easement by reference in any deed or other legal instrument by which Grantor divests itself of any interest in all or any portion of the Bank Property, including, without limitation, a leasehold interest. Grantor agrees that the deed or other legal instrument shall also incorporate by reference the ~~(insert BEI or CBEI)~~ the Development Plan, the Management Plan, and any amendment(s) to those documents. Grantor further agrees to give written notice to Grantee and the Signatory Agencies of the intent to transfer any interest at least sixty (60) days prior to the date of such transfer. Grantee or the Signatory Agencies shall have the right to prevent any transfers in which prospective subsequent claimants or transferees are not given notice of the terms, covenants, conditions and restrictions of this Conservation Easement (including the exhibits and documents incorporated by reference in it). The failure of Grantor to perform any act provided in this section shall not impair the validity of this Conservation Easement or limit its enforceability in any way. Any transfer under this section is subject to the requirements of Section 11.

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11. Merger.

The doctrine of merger shall not operate to extinguish this Conservation Easement if the Conservation Easement and the Bank Property become vested in the same party. If, despite this intent, the doctrine of merger applies to extinguish the Conservation Easement then, unless Grantor, Grantee, and the Signatory Agencies otherwise agree in writing, a replacement conservation easement or restrictive covenant containing the same protections embodied in this Conservation Easement shall be recorded against the Bank Property.

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12. Notices.

Any notice, demand, request, consent, approval, or other communication that Grantor or Grantee desires or is required to give to the other shall be in writing, with a copy to each of the Signatory Agencies, and served personally or sent by recognized overnight courier that guarantees next-day delivery or by first class United States mail, postage fully prepaid, addressed as follows:

To Grantor: [Grantee name] LV-BP Investors Ranch, LLC
[Grantee address]
1001 Bridgeway #246
Sausalito, CA, 94965

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With a copy to: Mitchell Chadwick LLP
3001 Lava Ridge Court
Suite No. 120
Roseville, CA 95661

Attn: _____: G. Braiden Chadwick

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To Grantee:

[insert the appropriate Grantee information]
Southwest Resource Management Association
4500 Glenwood Dr.
Riverside, CA 92501
Attn: Shaill Lamb

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With a copy to: Best Best & Krieger LLP
3390 University Avenue, 5th Floor
Riverside, CA 92501
Attn: Steve Anderson

To CDFW:

Department of Fish and GameWildlife

[Region name] RegionFive

[REGION-ADDRESS]

[3883 Ruffin Road

San Diego, CA 92123

Attn: Regional Banking CoordinatorManager

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To CDFG: [Department of Fish and Game]
[Region name] Region
[REGION-ADDRESS]
[Attn: Regional Manager]

With a copy to: Department of Fish and GameWildlife
Office of General Counsel
1416 Ninth Street, 12th Floor
Sacramento, CA 95814-2090
Attn: General Counsel

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To USFWS: United States Department of Fish and Wildlife Service
[Field Office name] Field Office
[FIELD OFFICE ADDRESS]

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Region Four
1234 E. Shaw Avenue
Fresno, CA 93710
Attn: Field Supervisor/Regional Manager

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[Remove/modify these blocks as appropriate when USEPA or USACE are not signatories to the BEl or CBEl or third-party beneficiaries to the CE.]

To USACE: U.S. Army Corps of Engineers
[Los Angeles District-name] District
[DISTRICT ADDRESS]
915 Wilshire Blvd. Suite 13073
Los Angeles, CA 90017
Attn: Chief, Regulatory Branch

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To USEPA: U.S. Environmental Protection Agency, Region IX
75 Hawthorne Street
San Francisco, CA 94105
Attn: Director, Water Division

To RWQCB: Regional Water Quality Control Boards
Lahontan Region
14440 Civic Drive, Suite 200
Victorville, CA 92392
Attn: Board Chair

or to such other address a party or a Signatory Agency shall designate by written notice to Grantor, Grantee and the Signatory Agencies. Notice shall be deemed effective upon delivery in the case of personal delivery or delivery by overnight courier or, in the case of delivery by first class mail, three (3) days after deposit into the United States mail.

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13. Amendment.

This Conservation Easement may be amended only by mutual written agreement of Grantor and Grantee and written approval of the Signatory Agencies, which approval shall not be unreasonably withheld or delayed. Any such amendment shall be consistent with the purposes of this Conservation Easement and California law governing conservation easements, and shall not affect its perpetual duration. Any such amendment shall be recorded in the official records of the county in which the Bank Property is located, and Grantee shall promptly provide a conformed copy of the recorded amendment to the Grantor and the Signatory Agencies.

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14. Additional Provisions.

(a) Controlling Law.

The interpretation and performance of this Conservation Easement shall be governed by the laws of the United States and the State of California, disregarding the conflicts of law principles of such state.

(b) Liberal Construction.

Despite any general rule of construction to the contrary, this Conservation

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Easement shall be liberally construed to ~~effect~~~~effect~~~~accomplish~~ the purposes of this Conservation Easement and the policy and purpose of California Civil Code Section 815, *et seq.* ~~[add if Grantee is nonprofit organization: and Government Code Section 65965]~~. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purposes of this Conservation Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

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(c) Severability.

If a court of competent jurisdiction voids or invalidates on its face any provision of this Conservation Easement, such action shall not affect the remainder of this Conservation Easement. If a court of competent jurisdiction voids or invalidates the application of any provision of this Conservation Easement to a person or circumstance, such action shall not affect the application of the provision to any other persons or circumstances.

(d) Entire Agreement.

This document (including its exhibits ~~and the [insert: BEI or CBEI]~~, the Development Plan, ~~and the Interim Management Plan, and Long-term Management Plan~~ incorporated by reference in this document) sets forth the entire agreement of the parties and the Signatory Agencies with respect to the Conservation Easement and supersedes all prior discussions, negotiations, understandings, or agreements of the parties relating to the Conservation Easement. No alteration or variation of this Conservation Easement shall be valid or binding unless contained in an amendment in accordance with Section [HYPERLINK \l "Sec12Amendment"][HYPERLINK \l "Sec12Amendment"] .

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(e) No Forfeiture.

Nothing contained in this Conservation Easement will result in a forfeiture or reversion of Grantor's title in any respect.

(f) Successors.

The covenants, terms, conditions, and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of, the parties and their respective personal representatives, heirs, successors, and assigns, and shall constitute a servitude running in perpetuity with the ~~Bank~~ Property.

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(g) Termination of Rights and Obligations.

A party's rights and obligations under this Conservation Easement terminate upon transfer of the party's interest in the Conservation Easement or ~~Bank~~ Property, except that liability for acts, omissions or breaches occurring prior to transfer shall survive transfer.

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(h) Captions.

The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon its construction or interpretation.

(i) No Hazardous Materials Liability.

(1) Grantor represents and warrants that it has no knowledge or notice of any Hazardous Materials (defined below) or underground storage tanks existing,

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generated, treated, stored, used, released, disposed of, deposited or abandoned in, on, under, or from the ~~Bank~~ Property, or transported to or from or affecting the ~~Bank~~ Property.

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(2) Without limiting the obligations of Grantor under Section 9 (b), Grantor hereby releases and agrees to indemnify, protect and hold harmless the Grantee's Indemnified Parties (defined in Section 9 (b) (1)) from and against any and all Claims (defined in Section 9 (b)(1)) arising from or connected with any Hazardous Materials or underground storage tanks present, alleged to be present, released in, from or about, or otherwise associated with the ~~Bank~~ Property at any time, except any Hazardous Materials placed, disposed or released by Grantee or any of its employees. This release and indemnification includes, without limitation, Claims for (A) injury to or death of any person or physical damage to any property; and (B) the violation or alleged violation of, or other failure to comply with, any Environmental Laws (defined below). If any action or proceeding is brought against any of the Grantee's Indemnified Parties by reason of any such Claim, Grantor shall, at the election of and upon written notice from the applicable Grantee Indemnified Party, defend such action or proceeding by counsel reasonably acceptable to the Grantee Indemnified Party ~~[add if CDFG is Grantee: or reimburse Grantee for all charges incurred for services of the California Attorney General in defending the action or proceeding].~~

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(3) Without limiting the obligations of Grantor under Section 9 (b), Grantor hereby releases and agrees to indemnify, protect and hold harmless the Third-Party Beneficiary Indemnified Parties (defined in Section 9 (b)(2)) from and against any and all Claims arising from or connected with any Hazardous Materials or underground storage tanks present, alleged to be present, released in, from or about, or otherwise associated with the ~~Bank~~ Property at any time, except that this release and indemnification shall be inapplicable to a Third-Party Beneficiary Indemnified Party with respect to any Hazardous Materials placed, disposed or released by that Third-Party Beneficiary Indemnified Party or any of its employees. This release and indemnification includes, without limitation, Claims for (A) injury to or death of any person or physical damage to any property; and (B) the violation of alleged violation of, or other failure to comply with, any Environmental Laws. If any action or proceeding is brought against any of the Third-Party Beneficiary Indemnified Parties by reason of any such Claim, Grantor shall, at the election or and upon written notice from the applicable Third-Party Beneficiary Indemnified Party, defend such action or proceeding by counsel reasonably acceptable to the Third-Party Beneficiary Indemnified Party for all charges incurred for services of the California Attorney General or the U.S. Department of Justice in defending the action or proceeding.

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(4) Despite any contrary provision of this Conservation Easement, the parties do not intend this Conservation Easement to be, and this Conservation Easement shall not be, construed such that it creates in or gives to Grantee or any Third-Party Beneficiaries any of the following:

(A) The obligations or liability of an "owner" or "operator," as those terms are defined and used in Environmental Laws (defined below), including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. § 9601, *et seq.*; hereinafter, "CERCLA"); or

(B) The obligations or liabilities of a person described in 42 U.S.C. § 9607(a)(3) or (4); or

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(C) The obligations of a responsible person under any applicable Environmental Laws; or

(D) The right to investigate and remediate any Hazardous Materials associated with the ~~Bank Property~~; or

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(E) Any control over Grantor's ability to investigate, remove, remediate or otherwise clean up any Hazardous Materials associated with the ~~Bank Property~~.

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(5) The term "Hazardous Materials" includes, without limitation, (a) material that is flammable, explosive or radioactive; (b) petroleum products, including by-products and fractions thereof; and (c) hazardous materials, hazardous wastes, hazardous or toxic substances, or related materials defined in CERCLA, the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901, *et seq.*; hereinafter, "RCRA"); the Hazardous Materials Transportation Act (49 U.S.C. § 5101, *et seq.*; hereinafter, "HTA"); the Hazardous Waste Control Law (California Health & Safety Code § 25100, *et seq.*; hereinafter, "HCL"); the Carpenter-Presley-Tanner Hazardous Substance Account Act (California Health & Safety Code § 25300, *et seq.*; hereinafter "HSA"), and in the regulations adopted and publications promulgated pursuant to them, or any other applicable Environmental Laws now in effect or enacted after the date of this Conservation Easement.

(6) The term "Environmental Laws" includes, without limitation, CERCLA, RCRA, HTA, HCL, HSA, and any other federal, state, local or administrative agency statute, ordinance, rule, regulation, order or requirement relating to pollution, protection of human health or safety, the environment or Hazardous Materials. Grantor represents, warrants and covenants to Grantee and Third-Party Beneficiaries that activities upon and use of the ~~Bank Property~~ by Grantor, its agents, employees, invitees and contractors will comply with all Environmental Laws.

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(j) Warranty.

Grantor represents and warrants that Grantor is the sole owner of the ~~Bank Property~~. Grantor also represents and warrants that, except as specifically disclosed to and approved by the Signatory Agencies~~the IRTCDEW~~ pursuant to the ~~Bank Property~~ Assessment and Warranty signed by Grantor and attached as an exhibit to the ~~[insert BEI or CBEI]~~, ~~{choose applicable statement: there are no outstanding mortgages, liens, encumbrances or other interests in the Bank Property (including, without limitation, mineral interests) which may conflict or are inconsistent with this Conservation Easement or BEI, the holder of any outstanding mortgage, lien, encumbrance or other interest in the Bank Property (including, without limitation, mineral interest) which conflicts or is inconsistent with this Conservation Easement has expressly subordinated such interest to this Conservation Easement by a recorded Subordination Agreement approved by Grantee and the Signatory Agencies}; the IRTCDEW~~.

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(k) Additional Interests.

Grantor shall not grant any additional easements, rights of way or other interests in the ~~Bank Property~~ (other than a security interest that is expressly subordinated to this Conservation Easement), nor shall Grantor grant, transfer, abandon or relinquish (each a "Transfer") any mineral, air, or water right ~~or any water~~ associated with the ~~Bank Property~~, without first obtaining the written consent of Grantee and the Signatory Agencies. Such consent

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may be withheld if Grantee ~~and the Signatory Agencies~~ reasonably determine(s) that the proposed interest or Transfer is inconsistent with the purposes of this Conservation Easement or will impair or interfere with the Conservation Values of the Bank Property. This Section 14(k) shall not limit the provisions of Section 2(d) or 3(n), nor prohibit transfer of a fee or leasehold interest in the Bank Property that is subject to this Conservation Easement and complies with Section 10. Grantor shall provide a copy of any recorded or unrecorded grant or Transfer document to the Grantee and the Signatory Agencies.

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(l) **Recording.**

~~Grantee~~ Grantor shall record this Conservation Easement in the Official Records of the County in which the Bank Property is located, and Grantee may re-record it at any time as Grantee deems necessary to preserve its rights in this Conservation Easement.

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(m) **Third-Party Beneficiary.**

Grantor and Grantee acknowledge that the ~~the~~ *[include the agencies that will be third-party beneficiaries: CDFG, USFWS, CDFW, RWQCB, USACE, and the USEPA]* (the "Third-Party Beneficiaries") are third party beneficiaries of this Conservation Easement with the right of access to the Bank Property and the right to enforce all of the obligations of Grantor including, but not limited to, Grantor's obligations under Section 14, and all other rights and remedies of the Grantee under this Conservation Easement.

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(n) **Funding.**

~~Endowment funding for the perpetual management, maintenance and monitoring of the Bank Property is specified in and governed by the~~ *[insert: BEI or CBEI]* ~~and the Management Plan. This Conservation Easement covers 1844.6-acres owned by Grantor. To maximize the conservation values, LV-BP will manage the Property covered by this Conservation Easement pursuant to the Endowment Funding Management Agreement attached hereto as Exhibit C.~~

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IN WITNESS WHEREOF Grantor has executed this Conservation Easement Deed the day and year first above written.

GRANTOR: [Notarization Required]

Approved as to form:

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[Remove or modify the approval block as appropriate, i.e., Grantee's legal counsel if CDFG is not Grantee.]

BY: _____

General Counsel
State of California

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NAME: _____

Department of Fish and GameWildlife

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TITLE: _____

BY: _____

{Insert General Counsel Representative}

General Counsel

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DATE: _____

[Delete this page if CDFG will not be Grantee. If the Grantee will be a government agency, that agency must include its own Certificate of Acceptance.]

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CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Conservation Easement Deed by _____, dated _____, 20_____, to the State of California, Grantee, acting by and through its Department of Fish and Game, a governmental agency (under Government Code § 27281), is hereby accepted by the undersigned officer on behalf of the Grantee pursuant to the Fish and Game Code.

GRANTEE:

[Remove or modify the approval block as appropriate if CDFG is not Grantee.]

STATE OF CALIFORNIA, by and through its
DEPARTMENT OF FISH AND GAME

By: _____

Title: _____
—Authorized Representative

Date: _____

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EXHIBIT "A"
Legal Description

Conservation Easement

EXHIBIT "B"

EXHIBIT "C"

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